

7842

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

W. H. Rice and wife, Eunice M. Rice

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ira M. Armstrong and wife, Mary A. Armstrong

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Begin at the Westmost corner of Lot 7, according to the Map of Rice Acres, as recorded in Map Book 3, page 117, Judge of Probate Office, Shelby County, Alabama, also being a point on the NE right of way boundary of the Missouri Road; thence run Southeasterly along said NE right of way boundary, being also the SW boundary of said Lot 7, a distance of 135.0 feet; thence turn right an angle of 105 deg. 46' a distance of 20.78 feet to a point on the SW right of way boundary of said Missouri Road for the point of beginning; from said point of beginning turn right an angle of 13 deg. 58' 30" a distance of 88.05 feet; turn right an angle of 78 deg. 35' 30" a distance of 116.38 feet; turn right an angle of 103 deg. 15' a distance of 36.04 feet to aforesaid SW right of way boundary of Missouri Road; turn right an angle of 22 deg. 25' along said SW right of way boundary a distance of 15.18 feet; turn right an angle of 36 deg. 00' and continue along said SW right of way boundary a distance of 122.85 feet to point of beginning; being in NW 1/4, Section 18, Township 24 North, Range 16 East, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 13 day of August, 1966.

WITNESS:

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 11/11/66

8-13-1966

RECORDED & \$ MTG. TAX

\$1.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

STATE OF ALABAMA

SHELBY COUNTY

Conrad M. Fowler

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. H. Rice and wife, Eunice M. Rice whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of August, A. D., 1966.

Lance Brasher

Notary Public.

NR

BOOK 244 PAGE 61